Design and Access Statement

Proposed Single Dwelling at Land Adjacent to Woodside, Cheddleton Road, Birchall, Leek.

Client: Mrs. S. Mellor

Produced by: Hulme Upright Manning

Our Ref: GW/JC/20624

Design and Access Statement

(1.0) Introduction

(1.1) The Design and Access Statement has been prepared in response to the government's changes to the planning application process outlined in Circular; Guidance on Changes to the Development Control System which came into affect on 10th August 2006.

(1.2) The statement provides an analysis and narrative of proposals and is in line with guidance produced by CABE entitled *Design and Access Statement; How to write, read and use them.*

(1.3) The proposal is for an outline application for a detached single dwelling within the curtilage of Woodside, Cheddleton Road, Birchall, Leek. The site lies to the west of 'Woodside' and is bounded on all sides by detached dwellings.

(1.4) The production of this appraisal has been considered a necessary part of the design development process to ensure that design actively seeks to respond positively to its specific context.



Figure 1. Indicative Site Location: Land Adjacent to Woodside, Cheddleton Road, Birchall, Leek, Staffs, ST13 5QZ

Design and Access Statement

(2.0) Use

(2.1) The existing use of the site is currently as a functioning front garden to the property of 'Woodside' and provides one of two access options onto the site.

(2.2) The development will be informed by the exiting surrounding nature of residential use immediately surrounding the site.

(3.0) Amount

(3.1) The amount of development proposed is for a single detached dwelling (footprint size around 150 square metres)

(3.2) The amount of development proposed is in-keeping with the neighbouring properties with the size also being of importance as it allows a development of sufficient scale to hold its own within the surrounding residential environment.



Plate 1, Shows the site in its current use.

Design and Access Statement

(4.0) Layout

(4.1) The layout shown in figure 2 has been chosen as it relates best with the immediate surrounding dwellings as the site meets 'Space about Dwellings' standards. Consideration to the accompanying planning statement in relation to the changes at 'Woodside' should be taken into account as part of the proposal.

(4.2) The development faces the existing private access road making the developments location suitable for connections onto the main Cheddleton Road. Adequate driveway width already exists and the egress onto Cheddleton Road has good width and adequate forward visibility.

(4.3) This indicative layout is not the only format by which the site could be satisfactorily developed, but is probably the most appropriate response to the character of the site and its surroundings.



Figure 2: Illustrative Block Plan Layout

(5.0) Scale

(5.1) The site area is 0.06ha with a proposed development footprint of around 150 square metres.

(5.2) It is expected that the dwelling to be constructed on the site will have dimensions within the following limits:-

Height - No higher than 9 metres

Width - around 15 metres

Length - around 10 metres

Design and Access Statement

(6.0) Landscaping

(6.1) The current landscaping on the site consists of a grassed central space where the new development is proposed. A well established semi-mature hedgerow forms the northern boundary, with a western boundary being fenced. The southern boundary consists of mainly driveway.



Plate 2 Looking east down the access road to join the Cheddleton Road

(7.0) Access

(7.1) Access will be via the existing private access road which currently serves three dwellings. The access road is connected to the main Cheddleton Road. Access onto the highway has good visibility both coming in and out of the site

(7.2) The development will take into account the needs and provisions for the disabled and will conform with Part M of the Building Regulations.

(7.3) Bus stops lie along Cheddleton Road and from these parts services to Leek Town Centre and North Staffordshire conurbation are provided.

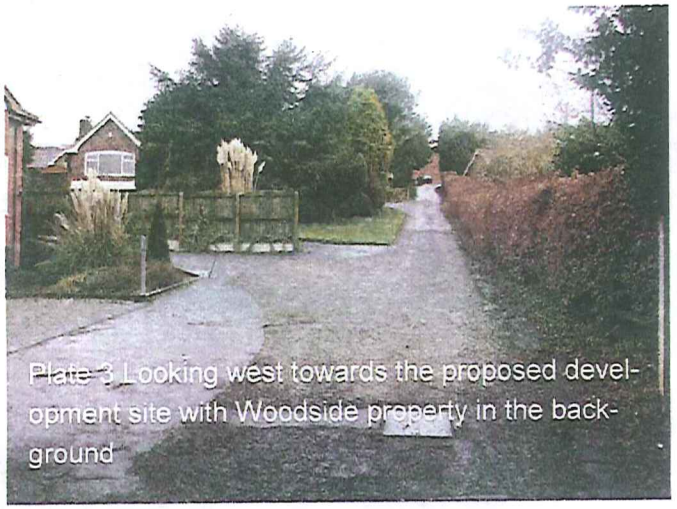

Plate 3 Looking west towards the proposed development site with Woodside property in the background

Design and Access Statement

(5.0) Landscaping

(5.1) Current landscaping on the site consists of a grassed central space where the new development is proposed. A well established semi-mature hedgerow forms the northern boundary, with the western boundary consisting of boundary fencing. The southern boundary is predominantly made up of the lesser used part of the two entranced access to 'Woodside', with a cluster of semi-mature coniferous trees to the south-east.

(5.2) The new development would seek minimum disturbance to the existing landscaping on site, however some trees maybe affected on the south eastern area of the site.

(5.3) The established hedgerow on the northern boundary will be capitalised on by the new development. It will form a natural barrier to protect the privacy of residents on Birchall Park Avenue as well as new residents to the new development.

(5.4) Any new development will seek to meet the needs of the elderly and disabled. Surfaces will remain flat and will not look to fluctuate form the current levels on site.



Plate 4 Shows the coniferous planting forming an island as part of the driveway.

(6.0) Appearance

(6.1) The appearance of the development will look to take the form and nature of the surrounding area.

(6.2) The new development will look to take into account the changing appearance of the site over the course of the year with the changing seasons. This will be addressed through the orientation of the dwelling being south facing, and in the autumn and winter the months the coniferous planting will retain its colour retaining privacy throughout the year.

(6.3) The application is for outline permission therefore any details and material choices will seek to be approved through reserved matters.

Design and Access Statement

Access Continued

(7.5) The dwelling will look to provide an approach which can be used by disabled users. Any surfacing will be firm enough to support the weight of any wheelchair with materials such as gravel and shingle being excluded form the design process due to their unsuitability for stick and crutch users.

(7.6) The width of the driveway will demonstrate the needs of the disabled with the need for ample width for wheelchair, stick and crutch users.

(7.7) The provision of an appropriate door opening will enable manoeuvrability of a wheelchair user. To meet the requirements of M1any external door providing access for disabled people will have a minimum clear opening width of 775mm.

